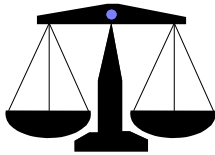


**MINUTES
KOOTENAI COUNTY HEARING EXAMINER
ROOM 1 and VIRTUAL PUBLIC HEARING**

**FEBRUARY 4, 2021
KOOTENAI COUNTY ADMINISTRATION BLDG.
ROOM 1**

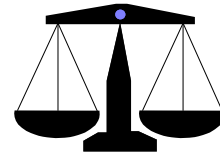
**HEARING EXAMINER
KARL GRANRATH**

**STAFF PRESENT
ZACH TREVINO
VLAD FINKEL
MARY SHAW
DAVID CALLAHAN
KATHRYN FORD**



**MINUTES
PREPARED BY:**

KATHRYN FORD
Recording Secretary



**MINUTES
REVIEWED BY:**

VLAD FINKEL
Planner



KARL GRANRATH
Hearing Examiner

The Official Record of Public Hearing is available on-line at
www.kcgov.us

Karl Granrath called the meeting to order at 6:00 p.m.

The Hearing Examiner explained that the purpose of the public hearing is to take testimony on the items that appear on the agenda.

The Hearing Examiner will review the testimony presented and make written recommendations to the Board of County Commissioners, who will make the final decision.

The hearing was adjourned at 7:33 p.m.

HEARING EXAMINER MINUTES
FEBRUARY 4, 2021

CASE NO. CUP20-0012

Type: Conditional Use Permit, a request by Les Vawter for a Conditional Use Permit to establish a Mini-Storage Facility on an approximately 6.45-acre parcel of land in the Agricultural zone. The subject parcel is undeveloped, and has historically been used for growing hay. The Applicant is proposing to develop an area consisting of approximately 1.03 acres with two storage unit buildings containing a maximum of 44 individual storage units. The proposed facility, to be located in the gravel area near State Highway 3, is adjacent to a parcel zoned Commercial, which contains a fueling station. Access to the subject parcel will be gained via an individual driveway extending east from State Highway 3, a public highway maintained by the Idaho Transportation Department. The Parcel Number is 49N01W-27-0525, described as: TAX #12502 [IN NE-NE] in Section 27, Township 49 North, Range 01 West, Boise Meridian, Kootenai County, Idaho. The Assessor's Identification Number (AIN) is 128631. The subject parcel is located along the east side of State Highway 3, approximately ¼ mile south of Interstate 90.

(Zach Trevino-Planner)

Staff Presentation: David Callahan, Director, informed Hearing Examiner Granrath that additional FEMA information regarding this site was just provided to staff at 4:00pm prior to the hearing. This information has not been reviewed. He added the Hearing Examiner has two options to consider in order to receive completed analysis of this request. The first option would be to take testimony and table the hearing until the latest FEMA concerns can be assessed or consider a condition in the recommendation that would go before the Board. Director Callahan recommended not going forward to the Board with a recommendation that it not complete with the latest FEMA details.

Zach Trevino, Planner, introduced the application referencing a presentation stating the video displaying flooding in the area was provided after the staff report was sent forward to the Hearing Examiner. This prompted staff to reach out to FEMA for further comments. This information needs further analysis to determine if additional issues need to be resolved by the Applicant prior to any staff recommendation being made.

Applicant Presentation: Scott Brown, Applicant Representative, presented the application stating they knew there was potential flooding and did their engineering, topography and elevations to ensure a site that could be used as a storage facility. They have landscaping plans and are working with ITD. The approach was approved when graveled for heavy equipment use. The engineering site disturbance confirms compliance for the use requested. Mr. Brown added this is the first time they have seen this latest letter from FEMA.

Les Vawter, Applicant, provided history of the area and stated the video was a high water event that occurred during the last wind storm. He added flooding has happened in the past due to beaver dams which have been cleared and did stop the flooding. The improvements to the northern portion of the property would mitigate future flooding issues.

Hearing Examiner Granrath discussed options to consider with the Applicant in order to move the application forward. Scott Brown, Applicant Representative, agreed tabling the hearing so his client could review and address any issues referenced in the most recent FEMA letter. They would rather table and prepare to provide a project that complies instead of a tricky condition after the fact going forward to the Board.

Exhibits: HE 1000 – Presentation submitted by Zach Trevino.
HE 1001 – Flood Video (P-16) submitted by Zach Trevino.
HE 1002 – Tate Engineering Letter 02-03-21 (A-18) submitted by Zach Trevino.
HE 1003 – FEMA letter 02-04-21 (PA-6) submitted by Zach Trevino.

Public Testimony: Comment Sheets submitted: 3, Applicant – 2; In Favor – 0, Neutral – 0, Opposed – 1. The names and address of the individuals speaking or submitting comments are part of the record.

There being no further comments from the Applicant or the public, Hearing Examiner Granrath table the hearing to a date uncertain. Testimony was closed on this item at 6:44 p.m.

Submitted by,

Kathryn Ford, Recording Secretary

HEARING EXAMINER MINUTES
FEBRUARY 4, 2021

CASE NO. ZON20-0010

Type: Zone Change, a request by Shannon Skyler to complete a Zone Change from Rural to Agricultural Suburban on an 18.22 acre parcel of land. The subject parcel has an existing residence and outbuildings on it. The residence is currently served by an existing well and septic system on-site. The subject parcel is located within the City of Coeur d'Alene Area of City Impact. Access to the property is via a N. Frosty Pine Trail, a private road that connects to E. Fernan Hill Road, a public road. The parcel number is 53N03W-17-2500. The parcel is described as: TAX # 11399 in Section 17, Township 50N, Range 03W B.M. Kootenai County Idaho. The subject site is located at 1030 N. Frosty Pine Trail. (*Vlad Finkel-Planner*)

Staff Presentation: Vlad Finkel, Planner, introduced the application referencing a presentation for the zone change request on 18.22 acres. He added if a subdivision were to be considered this site is in the City of Coeur d'Alene Area of City Impact and they would need to comply with any city codes required. Mr. Finkel stated public agencies with jurisdiction provided comments with no issues and public comments expressed concerns about increased density. The request is consistent with recent zone changes in the area.

Applicant Presentation: Connie Krueger, Applicant Representative, presented the zone change application referencing a presentation. She outlined the proposal location and the physical environment, circumstances to justify the change, surrounding zoning and land uses, suitability for lots in the suburban zone, infrastructure, the effects of a rezone, comprehensive plan compatibility and comments received from the public and agencies. Ms. Krueger addressed Hearing Examiner Granrath's questions regarding potential road issues, comprehensive plan border designation and city guideline concerns. She added details and conditions can be provided in a subdivision process once submitted.

Skylar Shannon, Applicant, stated the presentation provided the details supporting his request.

Exhibits: HE 1000 – Presentation submitted by Vlad Finkel.
HE 1001 – Presentation submitted by Connie Krueger.

Public Testimony: Comment Sheets submitted: 2, Applicant – 1 and 1 via Zoom; In Favor – 0, Neutral – 0, Opposed – 0. The names and address of the individuals speaking or submitting comments are part of the record.

Applicant Rebuttal: None.

There being no further comments from the public, testimony was closed on this item at 7:33 p.m. The Hearing Examiner, Karl Granrath will review this case and submit his written report to the Board of County Commissioners within two weeks.

Submitted by,

Kathryn Ford, Recording Secretary